

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		BRATTLE DR, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	NOSTALGIA PROPERTIES LLC		
Owner 2:			
Owner 3:			
Street 1:	39 BRIGHTON AVE		
Street 2:			
Twn/City:	BOSTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02134	Type:	

PREVIOUS OWNER

Owner 1:	JOHNSON ELBRIDGE S JR TR -		
Owner 2:	-		
Street 1:	50 GROVE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .254 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1957, having primarily Stucco Exterior and 8459 Square Feet, with 11 Units, 11 Baths, 0 3/4 Bath, 0 HalfBath, 22 Rooms, and 11 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
112	Apts. 8 Plus		11070		Sq. Ft.	Site
112	Apts. 8 Plus		11		No. of Un	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	11070.000	1,163,900	9,100	698,500	1,871,500
Total Card	0.254	1,163,900	9,100	698,500	1,871,500
Total Parcel	0.254	1,163,900	9,100	698,500	1,871,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		221.25	/Parcel: 221.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	1,163,900	9100	11,070.	698,500	1,871,500		Year end	12/23/2021
2021	112	FV	1,163,900	9100	11,070.	665,500	1,838,500		Year End Roll	12/10/2020
2020	112	FV	1,112,200	9100	11,070.	605,000	1,726,300	1,726,300	Year End Roll	12/18/2019
2019	112	FV	918,100	9500	11,070.	605,000	1,532,600	1,532,600	Year End Roll	1/3/2019
2018	112	FV	918,100	9500	11,070.	605,000	1,532,600	1,532,600	Year End Roll	12/20/2017
2017	112	FV	788,700	9500	11,070.	495,000	1,293,200	1,293,200	Year End Roll	1/3/2017
2016	112	FV	788,700	9500	11,070.	495,000	1,293,200	1,293,200	Year End	1/4/2016
2015	112	FV	691,600	9800	11,070.	418,000	1,119,400	1,119,400	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2021	I & E Return	MM	Mary M
7/19/2019	I & E Return	MM	Mary M
10/2/2018	MEAS&NOTICE	PH	Patrick H
6/9/2017	I & E Return	EMK	Ellen K
4/11/2016	I & E Return	EMK	Ellen K
2/19/2009	Meas/Inspect	197	PATRIOT
1/12/2000	Measured	243	PATRIOT
10/21/1998		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA

 / /

Total AC/HA: 0.25413	Total SF/SM: 11070	Parcel LUC: 112	Apts. 8 Plus	Prime NB Desc	APT AVG		Total: 698,500	Spl Credit		Total: 698,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

More: N	Total Yard Items:	9,100	Total Special Features:		Total:	9,100
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